

Summary of Proposed Development
1626 E. Jefferson Street

Federal Realty Investment Trust (the “Applicant”), the owner of the site located at 1626 E. Jefferson Street, known as Congressional Plaza Shopping Center, proposes redevelopment of a small portion of the site as a modestly-sized multi-family residential building.

That portion of the site proposed for redevelopment is located at the north-east corner of East Jefferson Street and Halpine Road, and occupies the southwest corner of the Congressional Plaza (the “Property”). The Property is currently improved with surface parking and is zoned Mixed Use Corridor Development (“MXCD”).

In accordance with both the general purpose of the MXCD Zone and the specific development standards of the MXCD Zone, the Applicant proposes redevelopment of the Property with 77,250 square feet of multi-family use, which will accommodate between 48- 50 dwelling units (the “Crest II”). The proposed building will be 65 feet in height. The Crest II will serve as a bookend to the existing multi-family building, located on the north-west corner of the Congressional Plaza Shopping Center (the “Crest I”), which contains 149 dwelling units. To this end, the design of the building will be comparable to the Crest I design.

The Property is located less than 2,000 feet from the Twinbrook Metro Station and the area is served by many bus routes. Additionally, a total of 73 parking spaces will be provided in connection with the Crest II development including 30 parking spaces in an at-grade parking garage under the Crest II building and 43 surface parking spaces located immediately north of the building. Importantly, the Congressional Plaza site in its entirety will continue to comply with the applicable City of Rockville parking standards following the development of Crest II. The garage entry will be secured and the entrance will be oriented to the interior of the Property.

Vehicular access to the Crest II will utilize the two existing entrances along East Jefferson Street, and the loading dock will be accessed from the existing entrance off Halpine Road. The established row of cedar trees along East Jefferson Street will be retained and provide screening of the Property from the multi-family apartments on the west side of East Jefferson Street.